

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

\* \* \*

BOURNE VALLEY COURT TRUST,

Plaintiff,

v.

WELLS FARGO BANK, N.A., et al.

Defendants.

2:13-CV-00649-PMP-NJK

JUDGMENT

IT IS ORDERED that Judgment is hereby entered in favor of Plaintiff Bourne Valley Court Trust and against Defendant Wells Fargo Bank, N.A.

IT IS FURTHER ORDERED that title to the property described in the attached Grant, Bargain, Sale Deed is hereby quieted in favor of Plaintiff Bourne Valley Court Trust as to any liens or encumbrances asserted by Defendant Wells Fargo Bank, N.A.

IT IS FURTHER ORDERED that the Clark County Recorder shall take any such action necessary to give effect to this Judgment.

DATED: January 23, 2015



PHILIP M. PRO  
United States District Judge

Inst #: 201205290002139

Fees: \$18.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #007

05/29/2012 02:44:44 PM

Receipt #: 1178391

Requestor:

RESOURCE GROUP LLC

Recorded By: SCA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

(3) - 1

APN: 124-22-311-021

RECORDING REQUESTED BY:

**When Recorded Mail Document  
and Tax Statement To:**

Bourne Valley Court Trust  
900 S. Las Vegas Blvd #810  
Las Vegas, NV 89101

RPTT: \$ EXEMPT 7

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Resources Group LLC, a Nevada Limited Liability Company as trustee of the Horse Pointe Avenue Trust dated 05/07/2012 who acquired title as Horse Pointe Avenue Trust

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Resources Group LLC, a Nevada Limited Liability Company, Trustee of the Bourne Valley Court Trust dated 05/04/2012

all that real property situated in Clark County, State of Nevada, bounded and described as follows:

PARCEL ONE (1):

LOT TWENTY-ONE (21) IN BLOCK ONE (1) OF THE PARKS UNIT 5, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 94 OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS, USE AND ENJOYMENT OVER THE COMMON ELEMENTS AND PRIVATE STREETS AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARKS HOMEOWNERS ASSOCIATION RECORDED AUGUST 18, 2000 IN BOOK 20000818 AS DOCUMENT NO. 01058, AS THE SAME MAY FROM TIME TO TIME BE AMENDED AND/OR SUPPLEMENTED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2):

A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS, USE AND ENJOYMENT OVER THE COMMON ELEMENTS AND PRIVATE STREETS AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PARKS HOMEOWNERS ASSOCIATION RECORDED AUGUST 18, 2000 IN BOOK 20000818 AS DOCUMENT NO. 01058, AS THE SAME MAY FROM TIME TO TIME BE AMENDED AND/OR SUPPLEMENTED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT TO: 1. Taxes for the fiscal year 2011-2012

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: May 29, 2012

STATE OF NV

COUNTY OF CLARK

I, KRYSTA SITKO, a Notary Public of the County and State first above written, do hereby certify that Iyad Haddad personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

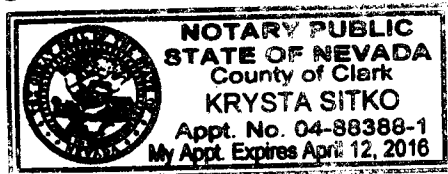
Witness my hand and official seal, this the

29th of MAY 2012

Notary Public KRYSTA SITKO

My Commission Expires: 4/12/16

(SEAL)



Horse Pointe Avenue Trust dated 05/07/2012

By: Resouces Group LLC, a Nevada Limited Liability Company

BY: Iyad Haddad, Manager

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number(s)

- a) 124-22-311-021  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

## 2. Type of Property:

- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land     | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Townhouse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.      | f) <input type="checkbox"/> Comm'l/Ind'l                |
| g) <input type="checkbox"/> Agricultural    | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> Other           |   |

### FOR RECORDERS OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes:

*Cert of Trust sca*

3. a) Total Value/Sales Price of Property \$ \_\_\_\_\_  
b) Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
c) Transfer Tax Value: \$ \_\_\_\_\_  
d) Real Property Tax Due \$ 0.00

## 4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 7  
b) Explain Reason for Exemption: *TRUST TO TRUST  
WITHOUT CONSIDERATION*

## 5. Partial Interest: Percentage being transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_ Grantor  
Capacity: \_\_\_\_\_ Grantee

### SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Horse Pointe Avenue Trust  
dated 05/07/2012  
Address: 900 S. Las Vegas Blvd #810  
City, State, Zip: Las Vegas, NV 89101

### BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Bourne Valley Court Trust  
Address: SAME  
City, State, Zip:

### COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)

Fidelity National Title Agency of Nevada, Inc. Escrow #: FT13-FT00004730-LC  
3100 W Sahara Avenue #115  
Las Vegas, NV 89102

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)